

# PLANNING & ZONING COMMISSION MEETING

Town Hall, 10 North High Street, Canal Winchester

March 10, 2008 - 7:00 p.m.

Call to Order Time In: \_\_\_\_\_

## Declaring A Quorum (Roll Call)

Bill Christensen

Jeff Graber

Jim Knowlton

Dan Konold

Jennifer Solomon

Mike Vasko

James Wynkoop

Excuse members \_\_\_\_\_ Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

## Approval of Minutes

January 14, 2008 meeting minutes – Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

February 11, 2008 meeting minutes – Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

## Public Comment

Discussion of issues unrelated to agenda items. Time limit of four minutes per speaker.

## Administer of Public Oath

### Item 1. Preservation Area

Application : #PA-07-03(A)

Property Owners/Applicants: Joe and Kelly Abbot

Property Location: 59 West Columbus Street

Request: Approval of a revised rear addition in the Preservation Area

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

### Item 2. Public Hearing on Safety Occupational Testing Services, LLC

Application : #CU-08-01

Property Owners: Canal Pointe LLC

Applicants: Jeannie Margavich, Safety Occupational Testing Services, LLC

Property Location: 8260 Howe Industrial Parkway, Suite E

Request: Conditional Use approval under Section 1171.03 (c) (2) for a medical office associated with on-site service for drug and alcohol screenings.

Motion to Close Public Hearing By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 3. Pending Applications on Alec Land

*Tabled on 2/11/2008*

Application : #VA-07-03(A) and #VA-08-01

Property Owner/Applicant: Alec Land and Rona Shapiro

Property Location: 1037 Groveport Road

Request: To amend Variance #VA-07-03 to remove the original condition prohibiting a commercial operation at this location and a variance to Section 1189.06(a) prohibiting signs in a residential district.

#VA-07-03(A)

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

#VA-08-01

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 4. Public Hearing on Damon Pfeifer

Application : #VA-08-03

Property Owner: Mid-Ohio Historical Museum and Henrietta Pfeifer

Applicant: Damon Pfeifer

Property Location: Southeast of 700 Winchester Pike

Request: Variance to Section 1191.02(f) regarding the location of a trash receptacle and a variance to Section 1195.05(a) regarding the setbacks for an accessory structure.

Motion To Close Public Hearing By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 5. Pending Application on Damon Pfeifer

*Tabled on 2/11/2008*

Application : #SDP-08-02

Property Owner: Mid-Ohio Historical Museum and Henrietta Pfeifer

Applicant: Damon Pfeifer

Property Location: Southeast of 700 Winchester Pike

Request: Site Development Plan approval for a 4,032 sq. ft. winery and a 2,400 sq. ft. future storage building

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 6. Pending Application on KCDG

*Tabled on 2/11/2008*

Application: #FDP-08-01  
Property Owner: Shrimangeshi 1 LLC  
Applicant: Samir Kulkarni of KCDG  
Property Location: Southeast corner of Diley and Busey roads  
Request: Final Development Plan approval for a 40-acre commercial development

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 7. Public Hearing on Byers Auto

*Tabled on 12/10/2007*

Application: #VA-07-14  
Property Owner: Wendy's International Inc.  
Applicant: John Oney, Architectural Alliance  
Property Location: 202 Cemetery Road; former Wendy's site on Cemetery Road  
Request: Variance to Section 1153.20 for used car sales not in conjunction with new car sales

Motion To Close Public Hearing By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 8. Pending Application on Byers Auto

*Tabled on 12/10/2007*

Application: #SDP-07-01  
Property Owner: Wendy's International Inc.  
Applicant: John Oney, Architectural Alliance  
Property Location: 202 Cemetery Road; former Wendy's site on Cemetery Road  
Request: Site Development Plan approval for a Byers Auto sales lot

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Item 9. Proposed Commercial Development Standards

*Tabled on 2/11/2008*

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_

Old Business

New Business

Planning & Zoning Administrator's Report

Adjournment Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Time Out: \_\_\_\_\_